

74-0-1

WARRANTY DEED

NO TRANSFER
TAX PAID

68-96

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KNOW ALL MEN BY THESE PRESENTS,

That **CHARLES R. GAUNCE**, of Waterville, in the County of Kennebec and State of Maine, and **HAROLD D. MARDEN** of Albion, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **HAROLD D. MARDEN**, of Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **HAROLD D. MARDEN**, his assigns forever,

A certain lot or parcel of land situated on the northwesterly side of College Avenue, in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at a point on the northwesterly sideline of College Avenue at the northeast corner of land now or formerly of Harold D. Marden as recorded in the Kennebec County Registry of Deeds, Book 2776, Page 182; thence, by the following courses and distances: North twenty-five degrees forty-seven minutes twenty-eight seconds West (N 25° 47' 28" W) along land of said Marden a distance of one hundred six and forty-eight hundredths (106.48) feet to a point; thence South sixty-four degrees twelve minutes thirty-two seconds West (S 64° 12' 32" W) along land of said Marden a distance of sixty-six and zero hundredths (66.00) feet to a point; thence North twenty-five degrees forty-seven minutes twenty-eight seconds West (N 25° 47' 28" W) along land of said Marden a distance of ninety-nine and zero hundredths (99.00) feet to a point and land now or formerly of Harold Marden as recorded in said Registry, Book 2140, Page 30; thence North sixty-four degrees twelve minutes thirty-two seconds East (N 64° 12' 32" E) along land of said Marden a distance of ninety-two and thirty-four hundredths (92.34) feet to an iron pin set; thence South twenty-five degrees fifty-eight minutes thirty-eight seconds East (S 25° 58' 38" E) a distance of two hundred two and forty-two hundredths (202.42) feet to an iron pin to be set and the northwesterly sideline of College Avenue; thence South fifty-seven degrees forty-four minutes thirty-one seconds West (S 57° 44' 31" W) along the northwesterly sideline of College Avenue a distance of twenty-seven and seventeen hundredths (27.17) feet to the point of beginning.

Meaning and intending hereby to convey a portion of the premises conveyed to Charles R. Gaunce and Harold D. Marden as recorded in said Registry, Book 3185, Page 214. The above described parcel of land contains 11,973 square feet.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **HAROLD D. MARDEN**, his heirs and assigns, to his and their use and behoof forever.

And we do covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **Warrant and Defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said **CHARLES R. GAUNCE** and **HAROLD D. MARDEN**, each joining in this deed as Grantor, and each relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 11th day of July, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

Natalie P. Bragg

Charles R. Gaunce

Charles R. Gaunce

Natalie P. Bragg

Harold D. Marden

Harold D. Marden

STATE OF MAINE
KENNEBEC, ss.

Dated: July 11, 1989

Personally appeared the above named **CHARLES R. GAUNCE** and **HAROLD D. MARDEN** and acknowledged the above instrument to be their free act and deed.

SEAL

Before me,

Natalie P. Bragg

Notary Public

Print Name: Natalie P. Bragg

My Commission Expires: 12/18/94

RECEIVED KENNEBEC SS.

1989 JUL 13 AM 9:00

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ATTEST: Norma Ruth Mann
REGISTER OF DEEDS